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# 2008 Regional Transit Summit

Envisioning Regional Transit's Future

Thursday, March 20, 8 am - 4 pm  
Wilshire Grand Hotel, Downtown Los Angeles



John Fregonese, Fregonese Associates, Inc.



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ASSOCIATION OF GOVERNMENTS



# Transit Oriented Development





# Transit-Oriented Development

TOD projects have three fundamental characteristics that enhance transit ridership:

- A mix of moderate to high intensity land uses;
- A physical or functional connection to the transit system;
- Design features that reinforce pedestrian relationships and scale.



Want to take a walk?





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## Features of the Built Environment Theorized to Influence Walking

- High Density
- Land Use Mix
- Connectivity
- Street design – crosswalks, sidewalks
- Site design – close setbacks
- Aesthetics



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# Portland 1994 Travel Behavior Survey

<i>Area</i>	<i>Transit Modal Share</i>	<i>Non-auto Modal Share</i>	<i>VMT per Capita</i>	<i>Auto Ownership per Household</i>
<b>Mixed Use/ Good Transit</b>	<b>11.5 %</b>	<b>41.9 %</b>	<b>9.80</b>	<b>0.93</b>
<b>Remainder of Region</b>	<b>1.2%</b>	<b>12.7%</b>	<b>21.79</b>	<b>1.93</b>





## Transit Cooperative Research Program Study

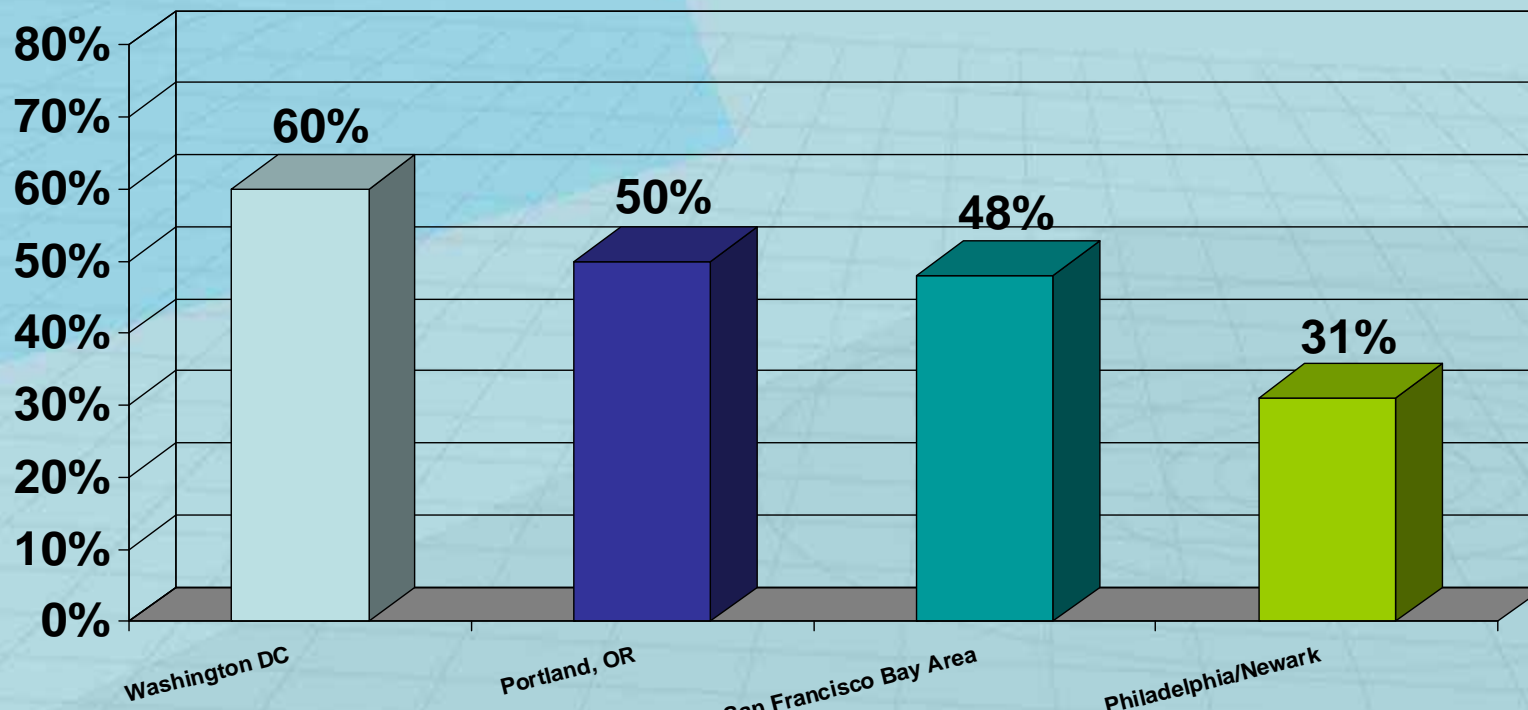
- Compared auto use of residential TODs and conventional development
- Looked at 17 built TOD projects:
  - Philadelphia/NE New Jersey
  - Portland, Oregon
  - Metropolitan Washington D.C.
  - East Bay of the San Francisco Bay Area
- Projects ranged in size from 90 to 854 units
- Primary use was residential
- 6 of the 17 sites had incidental retail uses on first floor

Study by Dr. Robert Cervero, PB PlaceMaking, The Urban Land Institute and the Center for Transit Oriented Development, 2007.



# Transit Cooperative Research Program Study

## % Fewer Auto Trips at TOD locations



Study by Dr. Robert Cervero, PB PlaceMaking, The Urban Land Institute and the Center for Transit Oriented Development, 2007



# Transit Cooperative Research Program Study

- TOD's produce 50% fewer auto trips
- Institute of Transportation Engineers (ITE) trip generation and parking generation rates over estimate automobile trips for TOD housing
  - Over typical weekday period, the 17 surveyed TOD-housing projects averaged 44% fewer vehicle trips than estimated by the ITE manual, even larger during peak periods



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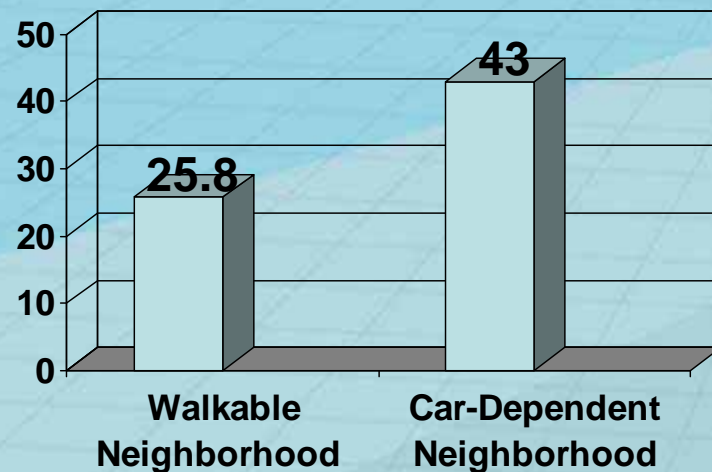
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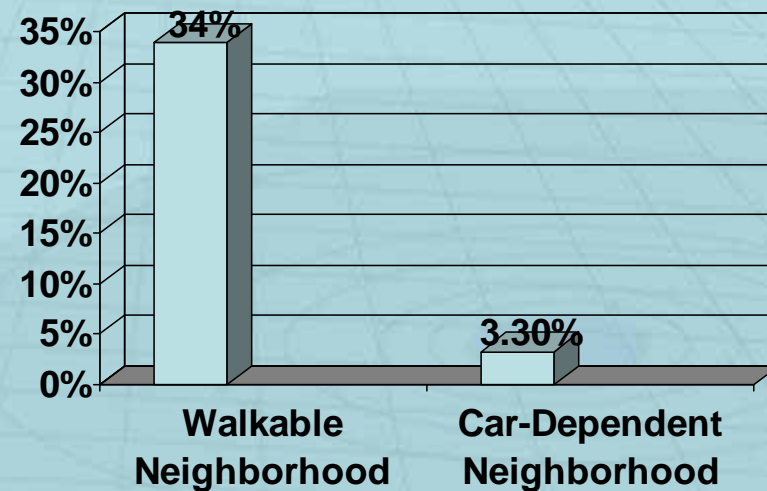
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## Study of Atlanta, GA

**Vehicle Miles Traveled per day**



**Percent who Walk**



2056 Participants

11.7% obesity rate in people who prefer and live in walkable environments compared with 21.6% of participants who prefer car dependent environments

B.E. Saelens, J.F. Sallis, L.D. Frank. "Stepping towards causation: do built environments or neighborhood and travel preferences explain physical activity, driving, and obesity?" Soc Sci Med. 2007 November.



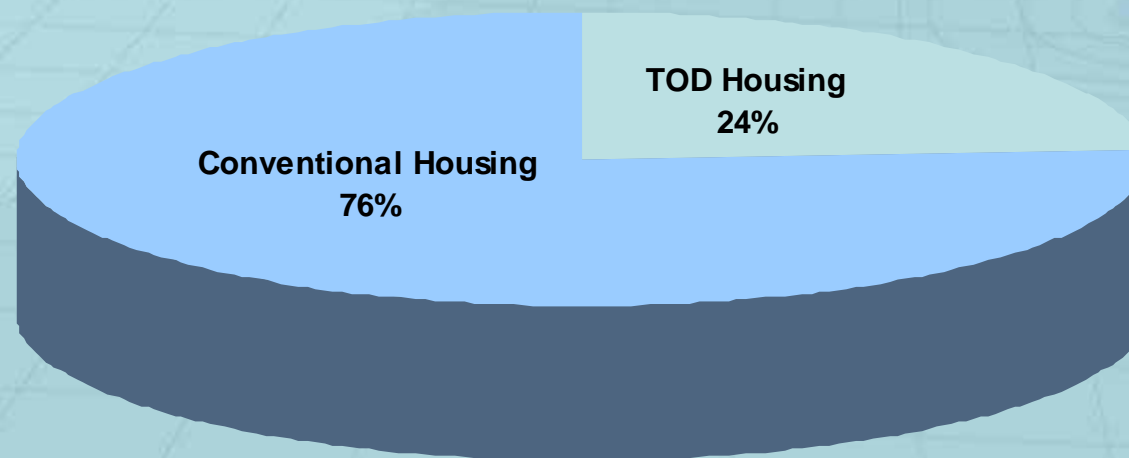


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## The Center for Transit-Oriented Development Research

- 15.2 million households likely to rent or buy housing near transit by 2030
- TOD housing will comprise 24% of total 2030 housing demand

### 2030 Housing Demand

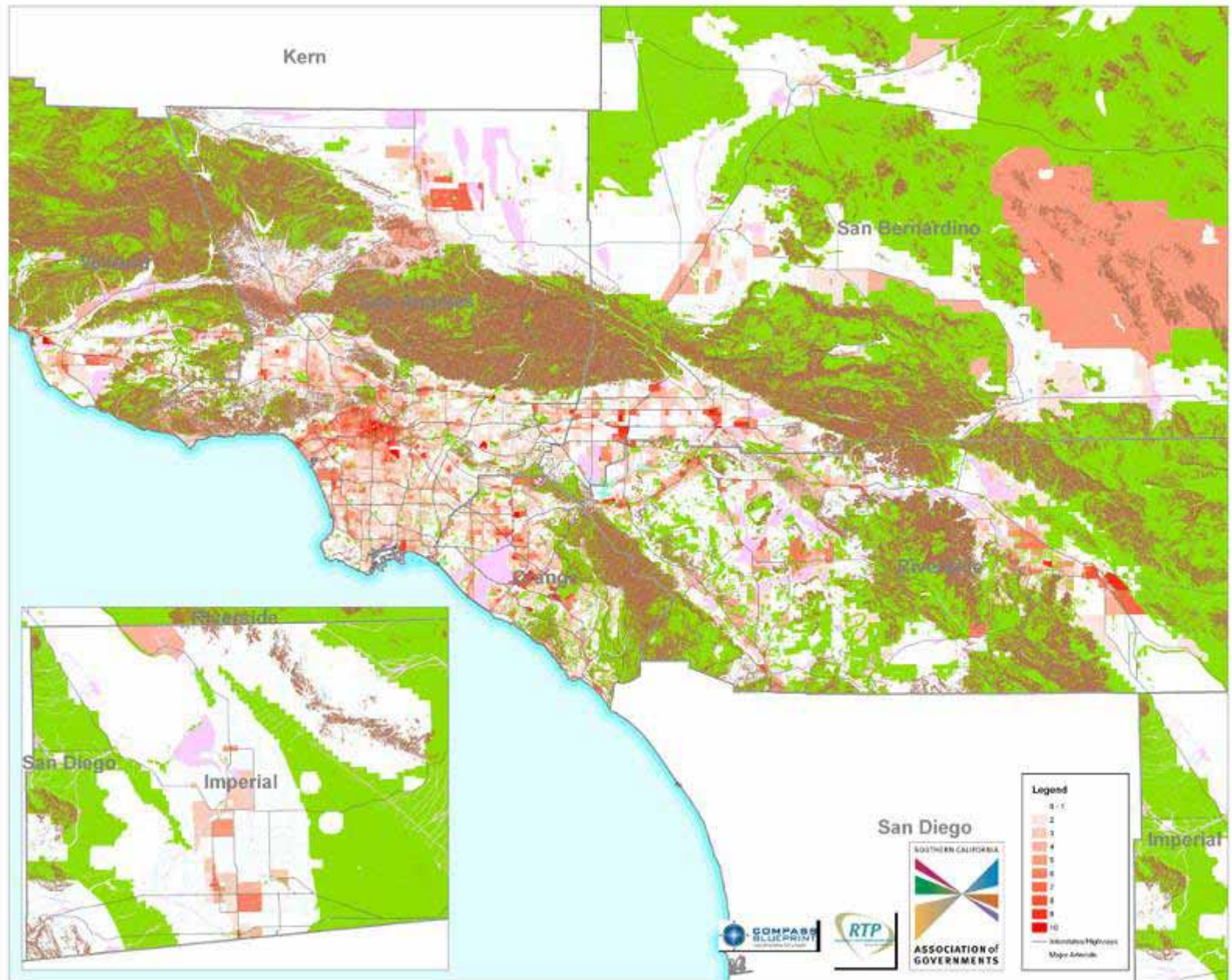


Reconnecting America's Center for Transit-Oriented Development. *2007 Demand Estimate Update*. 2007.

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## 4D – Land Use Mix





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# What Are the “4Ds”

## Local Land Use:

1. Density
2. Diversity (mix and balance)
3. Design (walkability, connectivity)

## Surrounding Land Use

4. Destination (Regional Accessibility)

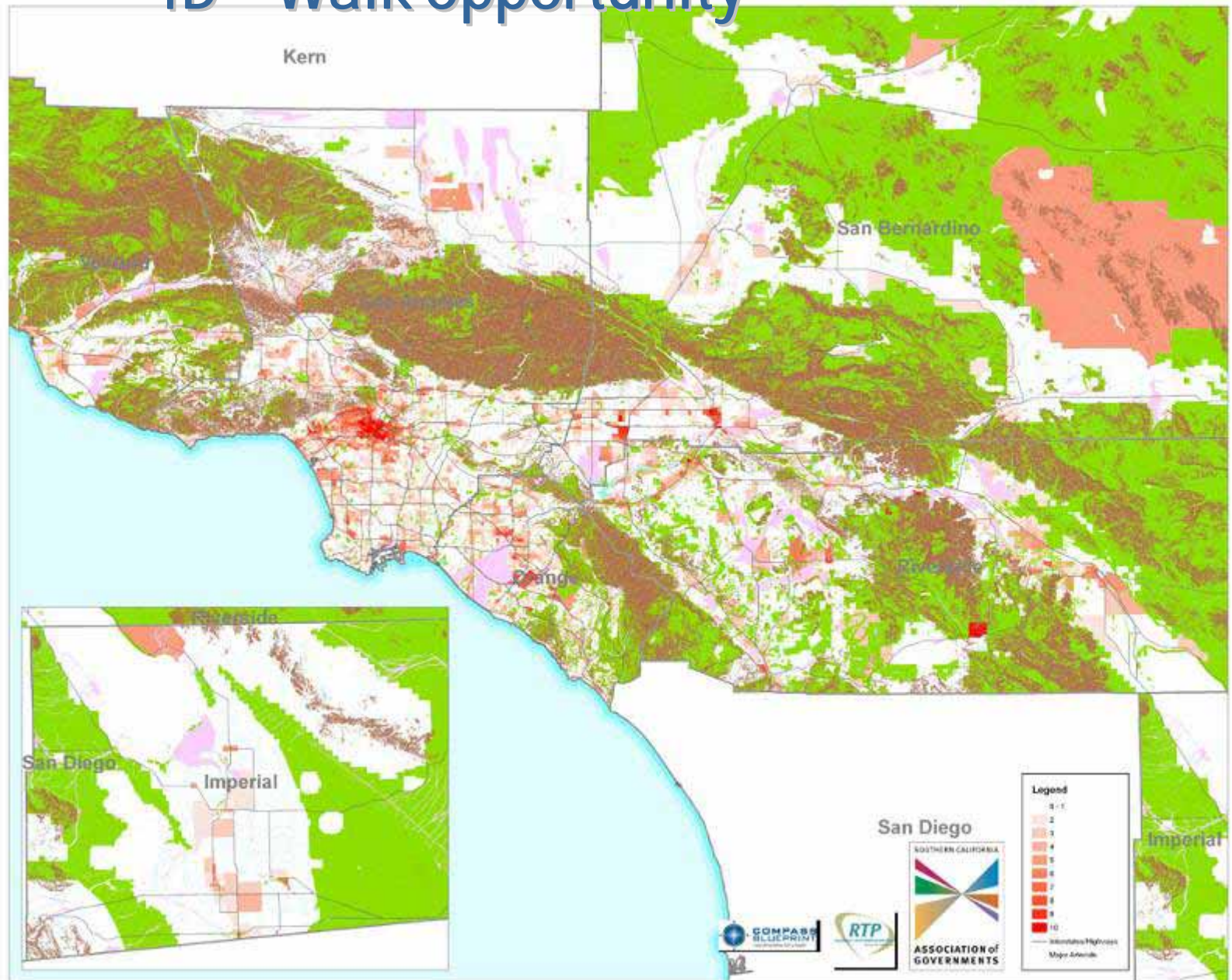


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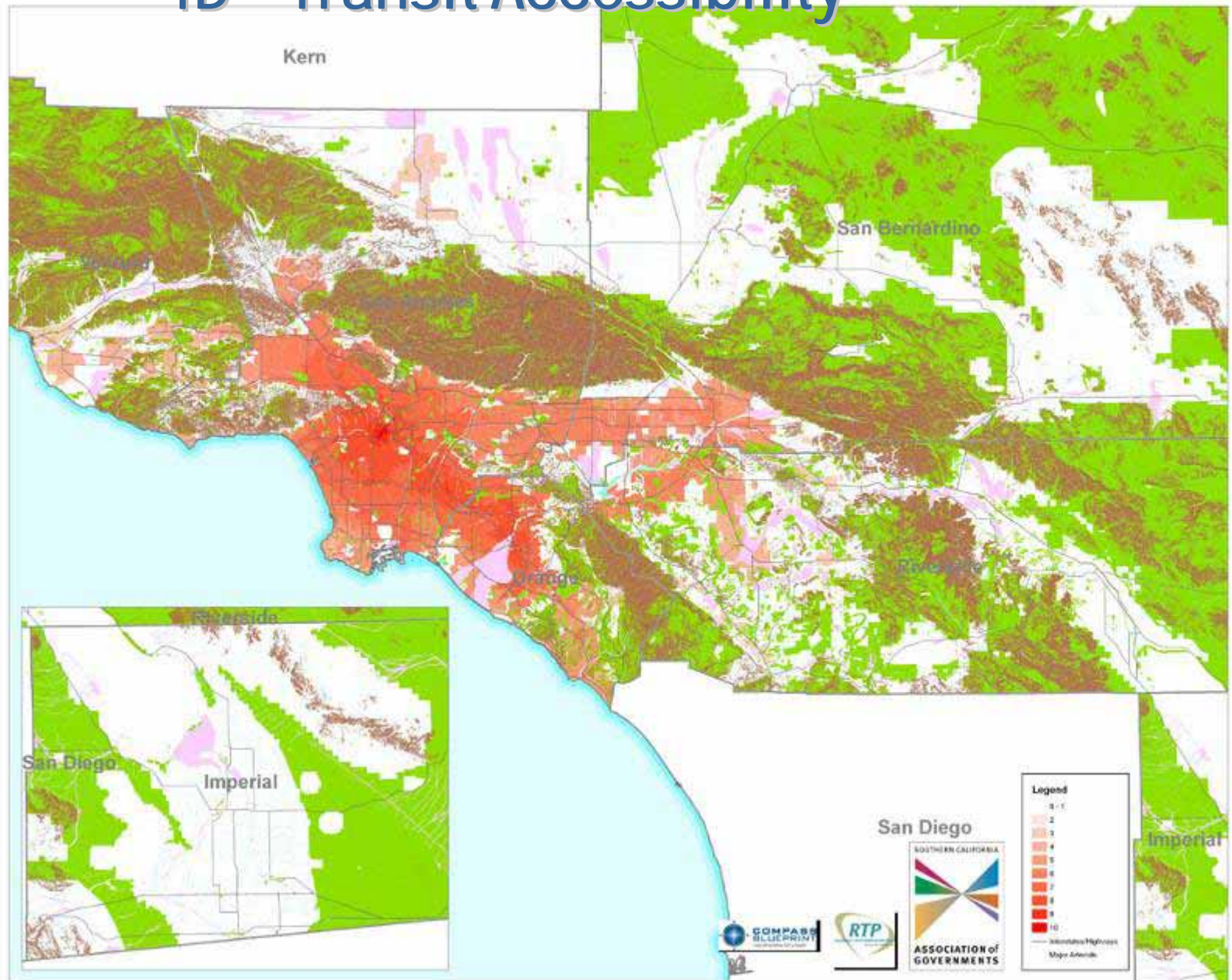
## 4D – Walk Opportunity







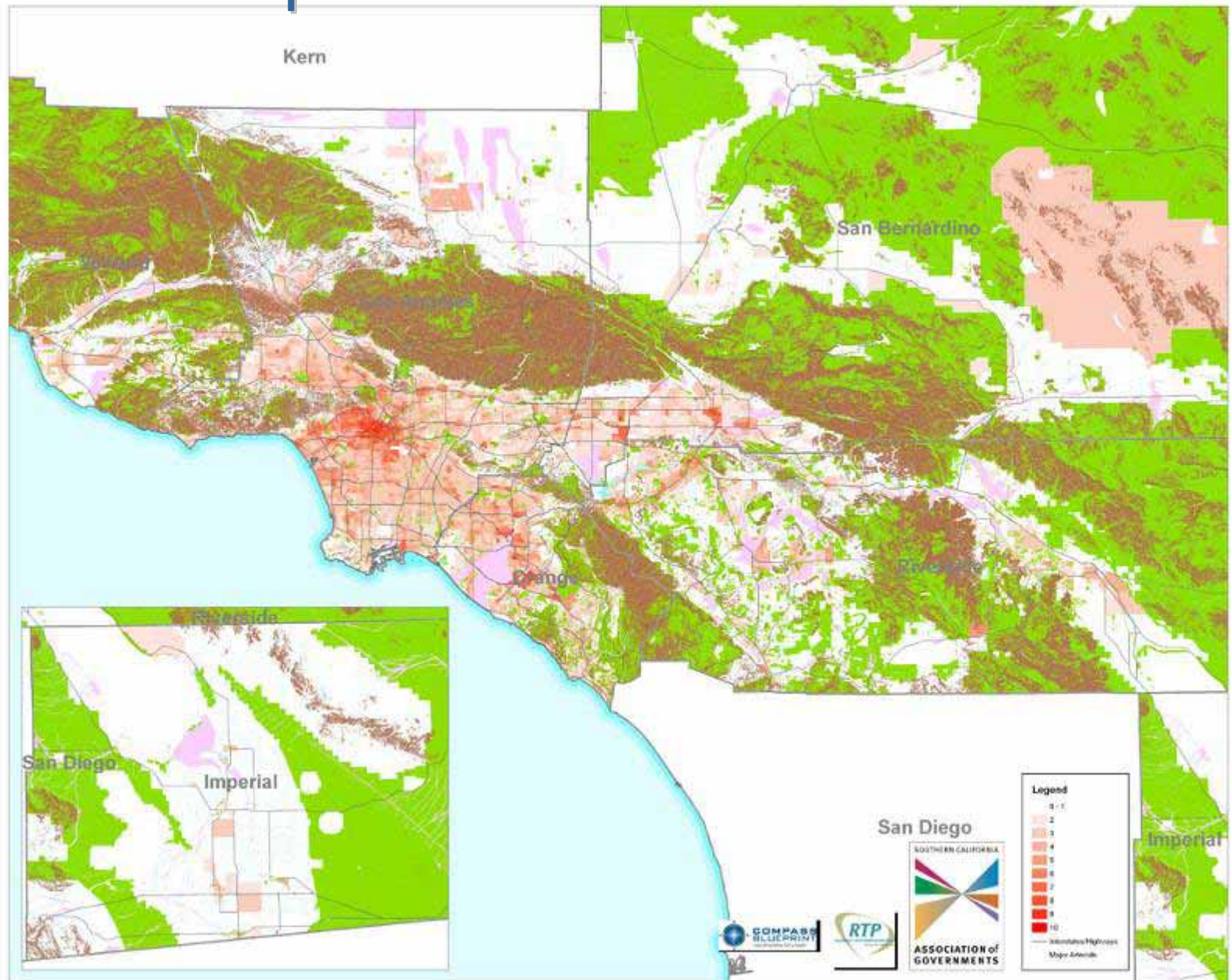
## 4D – Transit Accessibility







## 4D – Composite Standardized Score

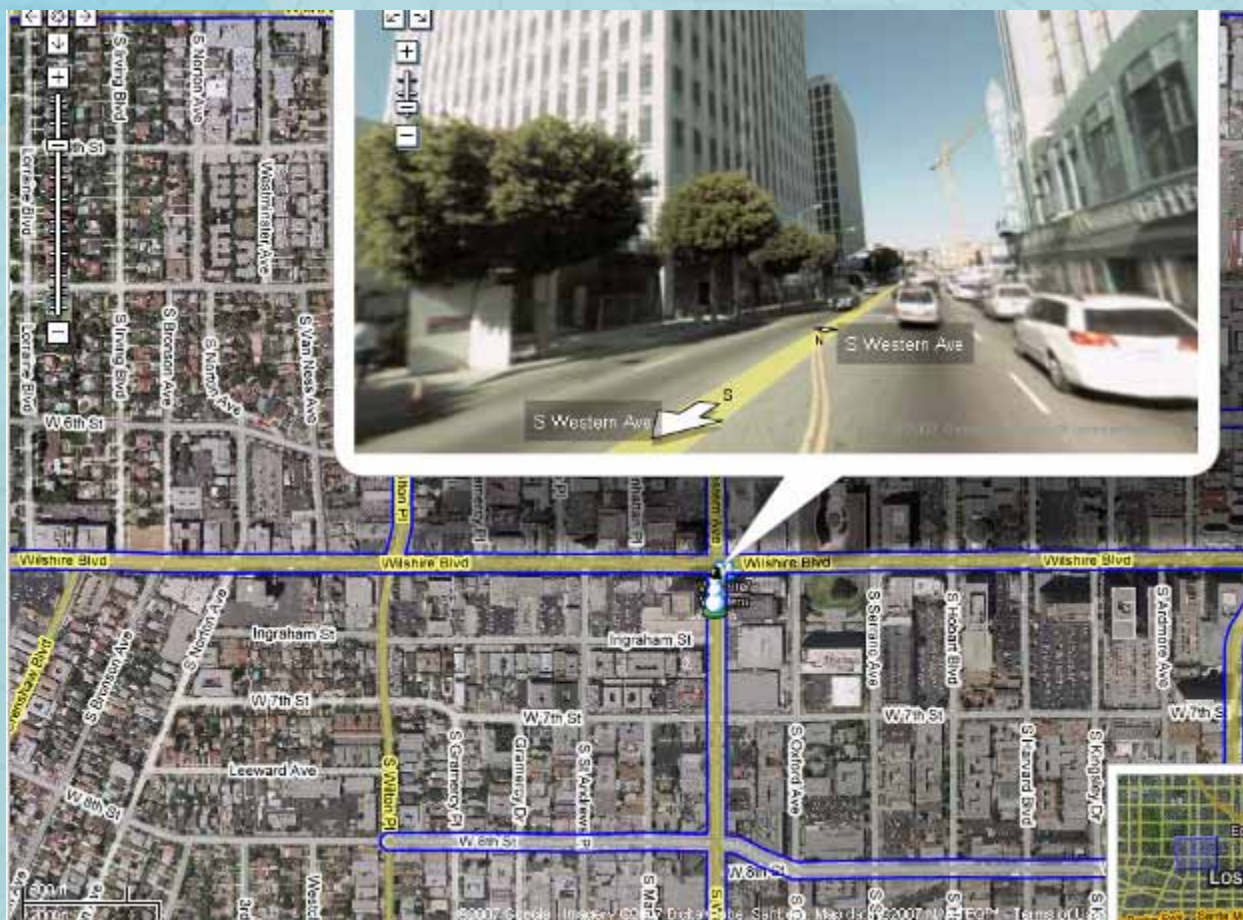






# Composite Score Rank = 1: Wilshire and Western

Land Use	10
Transit Access	8.7
Walk Opportunities	10
Composite	9.7





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# Walkscore.com

Address: Wilshire and western los angeles california



United States

Walk Score: 97 out of 100

Worst



Best What it means

[Expand all](#)

#### Grocery Stores

Ralphs Grocery Comp 0.06 Mi

#### Restaurants

Opus Restaurant 0.06 Mi

#### Coffee Shops

Chasaengwon 0.06 Mi

#### Bars

Opus Bar & Grill 0.06 Mi

#### Movie Theaters

Cinema Cosmetics In 0.04 Mi

#### Schools

International Chris 0.01 Mi

#### Parks

Wildlife Advisory S 0.39 Mi

#### Libraries

Pio Pico Library 0.15 Mi

#### Bookstores

Journalpia 0.24 Mi

#### Fitness

5 R Health 0.3 Mi

#### Drug Stores

Sav-On Drugs 0.06 Mi

#### Hardware Stores

A & B Ace Hardware 0.23 Mi

#### Clothing & Music

Star Shoe Service 0.13 Mi

#### Los Angeles Real Estate

Search L.A. Area MLS. See 1.4M Home Photos, Maps, Reduced Prices!

#### LA Area Pre-Foreclosures

Investors: Access 156+ Properties BEFORE They Get Foreclosed On!

Ads by Google



**What is Walk Score?** We help homebuyers, renters, and real estate agents find houses and apartments in great neighborhoods. Walk Score shows you a map of what's nearby and calculates a Walk Score for any property. Buying a house in a walkable neighborhood is good for your health and good for the environment.

#### Celebrity Locations

Check the walkability of these famous locations:

Choose a location

#### Los Angeles Real Estate

Search L.A. Area MLS. See 1.4M Home Photos, Maps, Reduced Prices!  
[www.ZipRealty.com](http://www.ZipRealty.com)

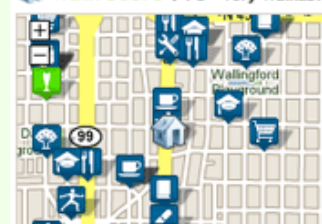
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Better than Foreclosures, HUD Homes Buy with \$0 Down and Bad Credit.  
[www.MyHouseDeals.com/LA-Area](http://www.MyHouseDeals.com/LA-Area)

Ads by Google

#### Get the Walk Score Tile

Walk Score: 78 - Very Walkable



**Closest Businesses:** [View full map](#)

Grocery: Durn Good Groc... - 0.28 Mi  
Restaurant: Rocking Wok ... - .23 Mi  
Coffee: Espresso Splendid... - 0.07 Mi  
Bar: Buckaroo Tavern - 0.38 Mi  
Other: Guild 45th Theatre - 0.55 Mi

Delight your visitors by adding the Walk Score tile to your site.





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## Composite Score Rank = 26: Downtown Santa Ana

Land Use	9.2
Transit Access	7.4
Walk Opportunities	8.7
Composite	8.5



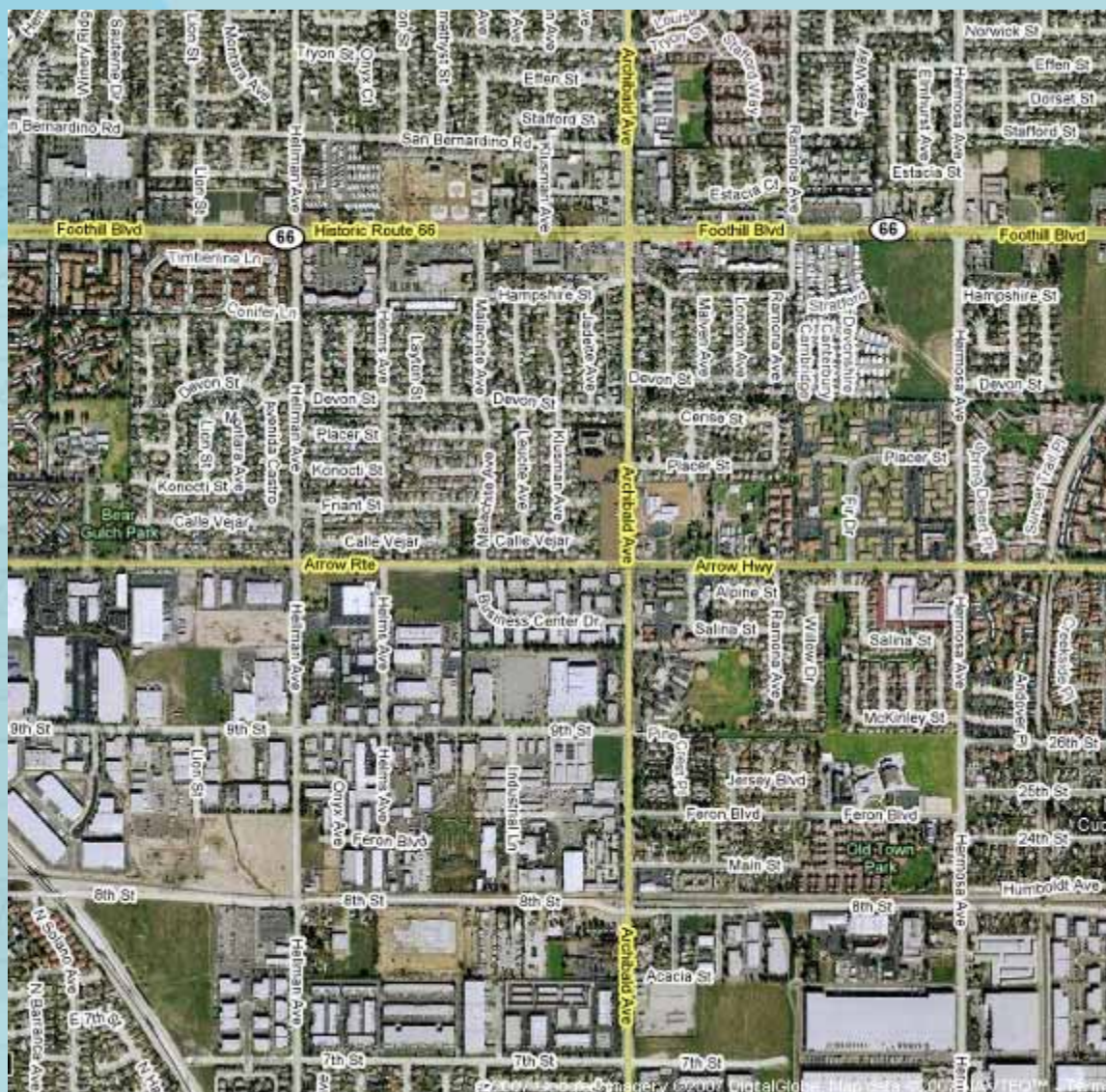




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## Composite Score Rank = 34: Foothill Blvd, San Bernardino County

Land Use	10
Transit Access	5.2
Walk Opportunities	10
Composite	8.4



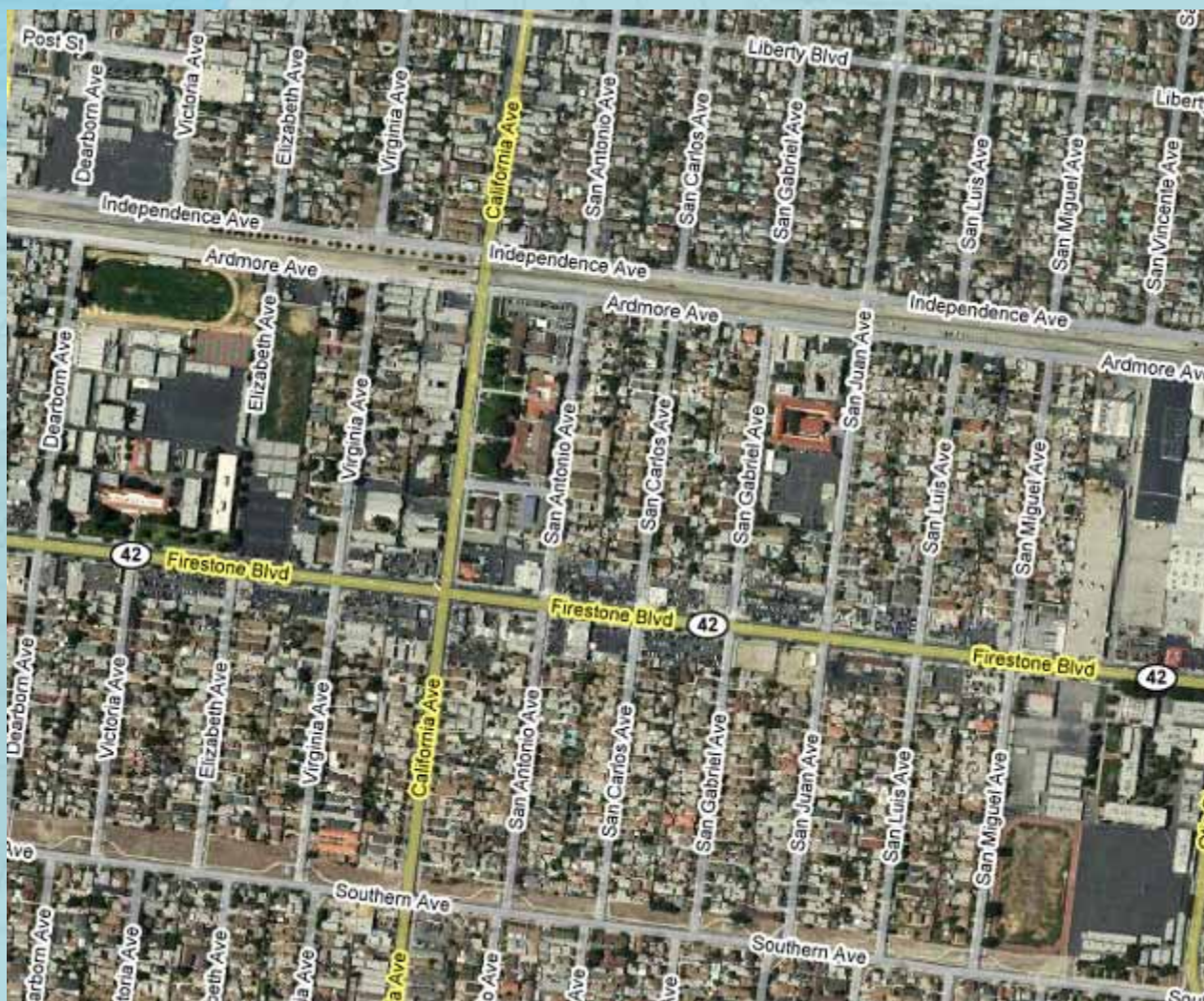




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## Composite Score Rank = 2000: Firestone Blvd, South Gate

Land Use	2.3
Transit Access	5.0
Walk Opportunities	1.1
Composite	2.8







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# Walkscore.com

Address: firestone blvd and california south gate california

Go

United States

Walk Score: 62 out of 100

Worst



Best

What it means

[Expand all](#)

#### Grocery Stores

Produce 4 Less Mark 0.08 Mi

#### Restaurants

La Barca Jal Restau 0.01 Mi

#### Coffee Shops

Emy's Cafe 0.15 Mi

#### Bars

Rosa's Cantina 0.64 Mi

#### Movie Theaters

Los Pinos Theatres 0.71 Mi

#### Schools

South Gate Communit 0.22 Mi

#### Parks

Lugo Park 1 Mi

#### Libraries

Los Angeles County 0.78 Mi

#### Bookstores

Tesoros Del Calvari 0.23 Mi

#### Fitness

Curves 0.7 Mi

#### Drug Stores

Top-Care Pharmacy 0.59 Mi

#### Hardware Stores

Bandaras Hardware 0.5 Mi

#### Clothing & Music

Big Ben Gear 0.28 Mi

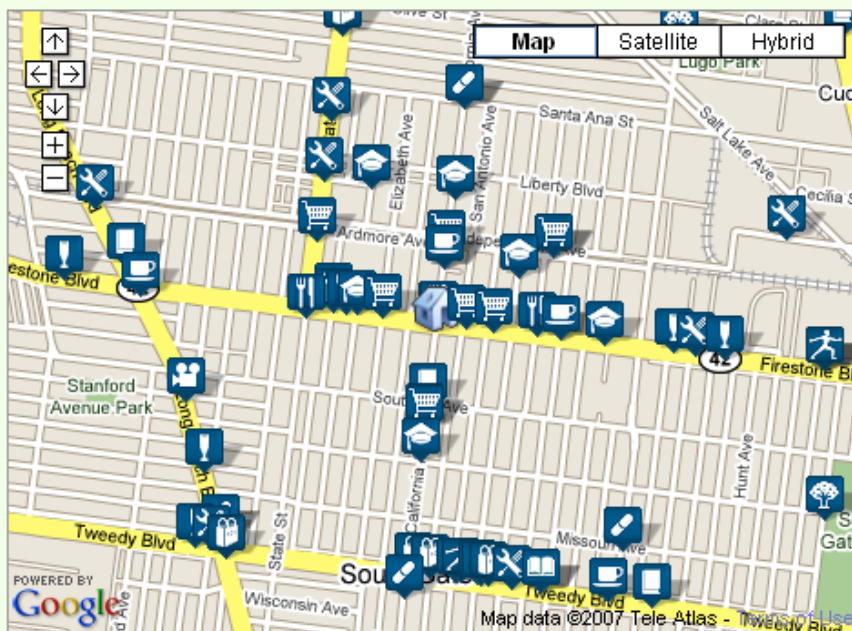
#### Neighborhood Map

Search by neighborhood map all MLS listings in Portland area

#### Distressed Sale Homes

Get a FREE list of motivated homesellers ready to negotiate!

Ads by Google



**What is Walk Score?** We help homebuyers, renters, and real estate agents find houses and apartments in great neighborhoods. Walk Score shows you a map of what's nearby and calculates a Walk Score for any property. Buying a house in a walkable neighborhood is good for your health and good for the environment.

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Check the walkability of these famous locations:

Choose a location

#### Emeryville CA Homes

Entire Emeryville CA MLS. Mapped, Full Description. Reg Req.  
[www.servingalameda.com](http://www.servingalameda.com)

#### View homes for sale

See current Real Estate listings in Olympic Valley, CA. Search now!  
[homegain.com](http://homegain.com)

Ads by Google

#### Get the Walk Score Tile

Walk Score: 78 - Very Walkable



Closest Businesses: [View full map](#)

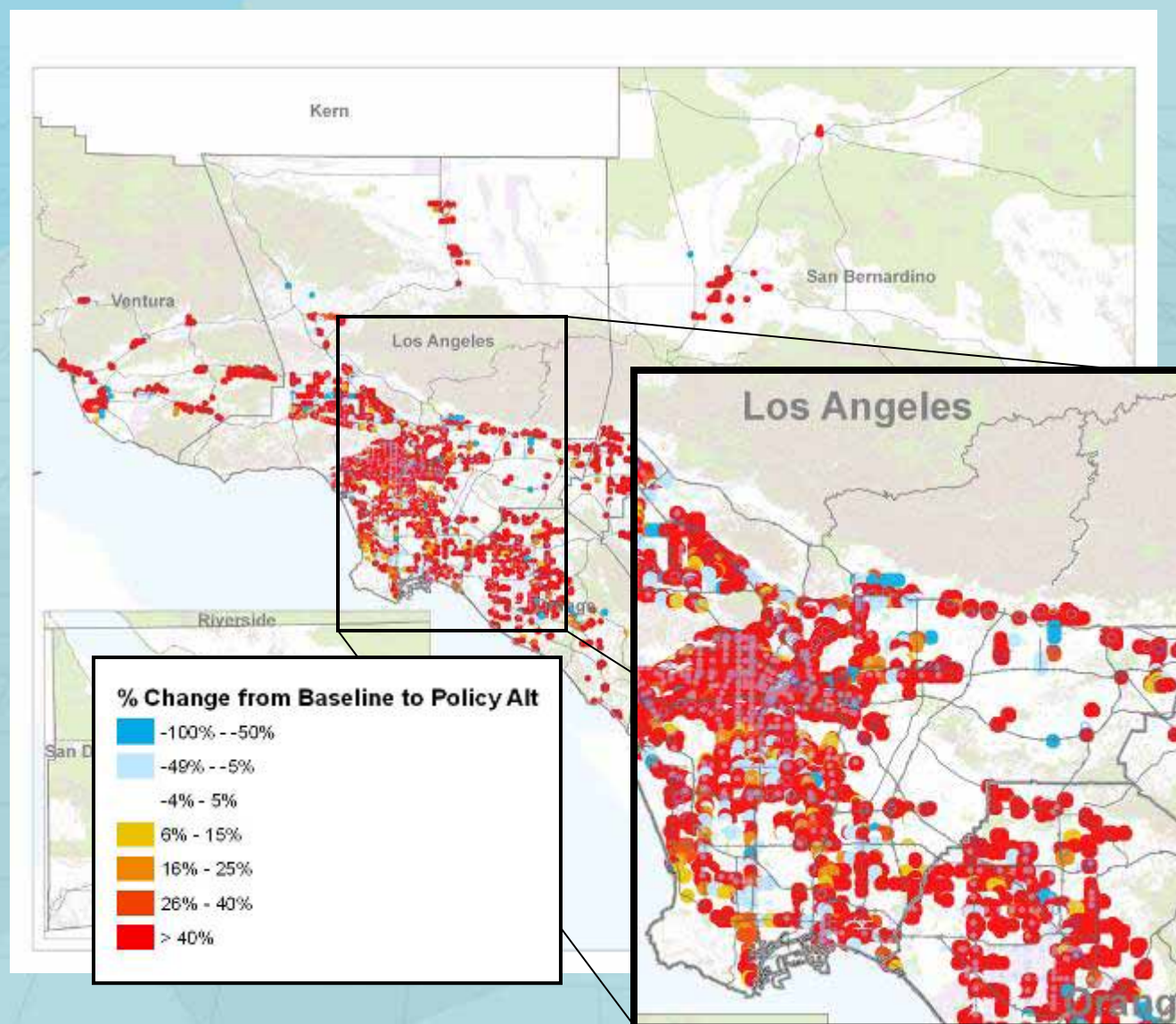
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Delight your visitors by adding the Walk Score tile to your site.



## Policy Scenario : More Potential and Planned TODS

- Decrease VMT by 20- 30 million
- Increase Transit Boardings by 125,000
- About the ridership on Blue, Green, and Gold Lines







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# Conclusions

- TODs are not just plunking housing close to transit
- To be successful they have to include the basics of good urban design
  - High Density
  - Land Use Mix
  - Connectivity
  - Street design – crosswalks, sidewalks
  - Site design – close setbacks
  - Aesthetics
- Increasing TODS would yield great benefits to SCAG region